

PART III

GENERAL STANDARDS FOR THE CONSIDERATION OF FUTURE AMENDMENTS TO THE GENERAL PLAN

The Land Use Diagram of the Countywide General Plan designates the unincorporated area of the county according to specific land use designations. This General Plan also recognizes that as the county continues to grow, additional areas may be identified as being suitable for development at urban or suburban densities and intensities. The most appropriate location for such additional growth, and the area that will be considered first by the County, is the "Future Study Area," shown in Figure III-1, in southwest Placer County. Future growth in this area may occur in the unincorporated area or as a result of annexation to an adjacent city.

The County shall consider General Plan Amendments (GPA) for proposed urban or suburban development within the "Future Study Area," during the life of this general plan, on the basis of the standards and requirements listed below. The County will not consider GPAs in the Future Study Area until the West Placer Specific Plan has been adopted by the County. At that time, the County will evaluate past development trends, market demand, and other factors to determine if it is appropriate to consider future amendments within this area. The County will require the preparation of individual General Plan Amendments and specific plans for such proposals to work out the most appropriate arrangement and mixture of land uses, circulation system layout, extent of infrastructure and public services, and institutional framework necessary to accommodate development. Any proposal for a GPA and designation of areas for significant new growth must include a discussion of how the project will meet the following standards and requirements.

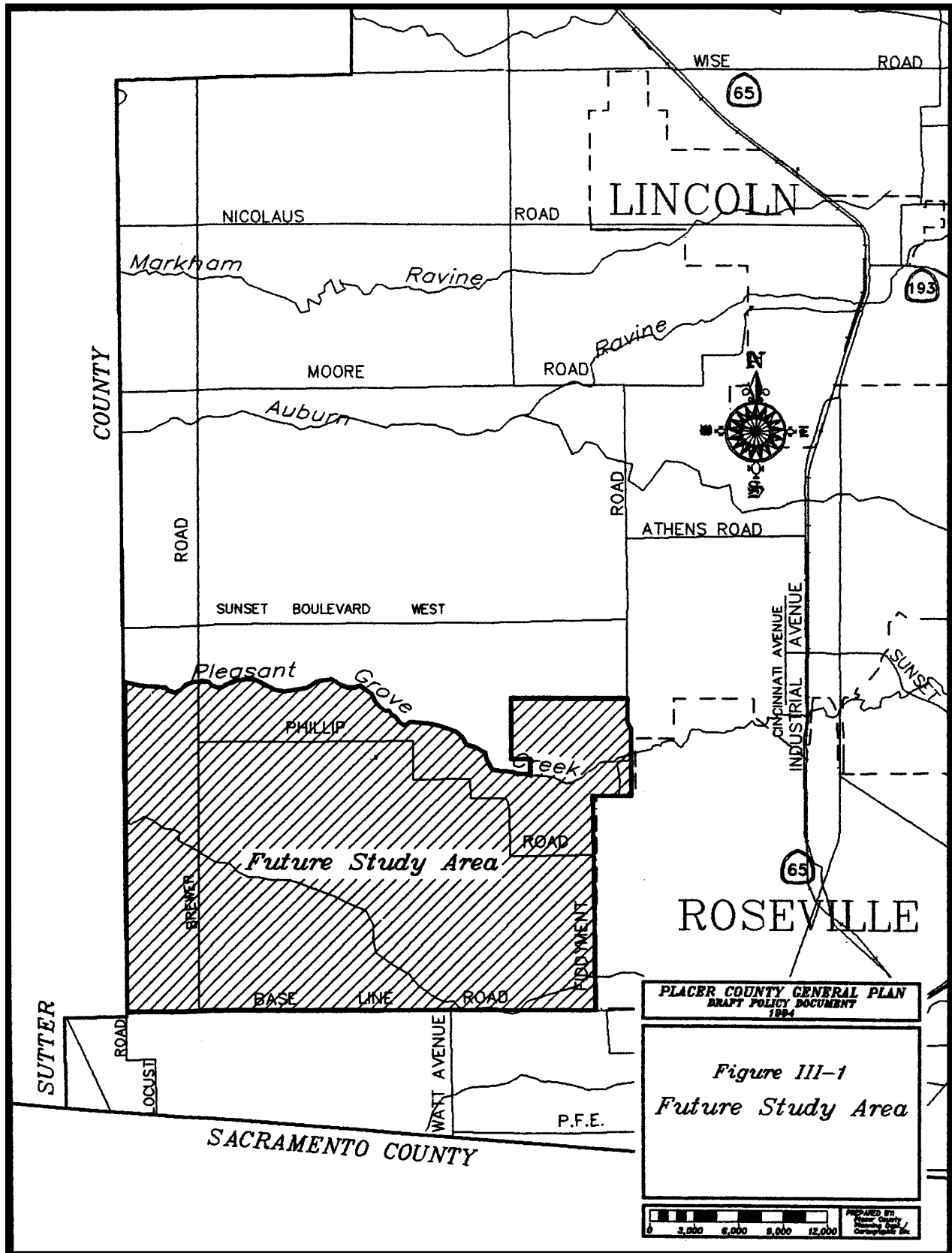
Standards and Requirements

1. The County shall consider GPAs that designate areas for significant new growth only when they can be comprehensively planned as single units according to an adopted specific plan that complies with these standards and requirements.
2. Where appropriate, annexation should be considered first for proposed urban projects. The County supports logical, planned growth, contiguous to existing urban areas.
3. The County shall consider GPAs that designate areas for significant new growth where the planning and design carries out the following objectives:
 - a. Concentrate higher-density residential uses and appropriate support services along segments of the transportation system with good road and transit connections to the remainder of the region;
 - b. Support concentrations of medium and high-density residential uses and higher intensities of non-residential uses within one-quarter mile of transit stops along trunk lines of major transportation systems;
 - c. Support the development of integrated mixed-use areas by mixing residential, retail, office, open space, and public uses while making it possible to travel by transit, bicycle, or foot, as well as by automobile;

- d. Provide buffers between residential and incompatible non-residential land uses;
 - e. Enhance community identity by creating retail/office commercial centers that also serve as cultural and activity centers for communities;
 - f. Provide a bicycle path and pedestrian walkway network to link public facilities, housing, and commercial centers;
 - g. Provide buffers for major public facilities such as landfills, airports and sewage treatment plants; and
 - h. Provide buffers which create distinct, separate urban communities.
4. Prior to consideration of such GPAs the following should have occurred or been demonstrated:
- a. There is a market demand for additional urban or suburban development within the regional analysis area of the County proposed for such development, following an examination of current growth projections, available land, and existing development.
 - b. It has been positively demonstrated that the legal, financial and practical ability to provide a full range of public services exists.
 - c. It has been positively demonstrated that adequate surface water, sewer capacity, and the necessary distribution and collection systems exist or can be built to serve the area proposed for development.
5. New development areas will be expected to provide a balanced complement of land use types, including residential (very low, low, and moderate cost), commercial, industrial, office, recreational, public, institutional, and open space. Mixed use projects, including residential uses, will be considered where they support the provision of infrastructure and development of industrial uses.
6. New development areas shall provide a range of housing types to serve all income groups in the county, and shall stage development such that a balance of housing types is maintained over time, consistent with the housing goals, objectives, policies and programs of the General Plan.
7. New development areas proposed for urban densities shall be designed to achieve, or shall have a goal of achieving, a jobs-housing balance.
8. New development areas must include appropriate buffer zones to provide separation between potential incompatible land uses, consistent with the standards for buffer zones specified in Part I of this Policy Document. The size of the buffer zone is to be proportionate to the total project size and proposed uses. The location of the buffer will depend upon the location of the proposed development relative to other sensitive land uses and/or environmental features.
9. New development areas shall be designed and constructed to provide all public infrastructure, facilities and service necessary to serve both initial and buildout populations, including but not limited to: adequate surface water supplies; sewage collection, treatment, and disposal facilities; public utilities; police and fire protection and emergency services, school and medical facilities where warranted by population; and public transportation. Extensions of new infrastructure, including water, sewer, roads, etc., should be compatible with existing incorporated Cities' General Plans. (See also #16.)

10. New development areas should assist in the resolution of regional problems, including but not limited to air quality, transportation, regional employment needs, and growth pressures on existing communities.
11. Transit services to serve the project area shall be provided by new development using available state and federal transportation funding. New development shall be responsible for its fair share of such transit services.
12. The County shall require that land use form and transportation systems in new development areas be designed to provide residents and employees with the opportunity to accomplish a majority of their trips within the new development area by walking, bicycling, and using transit.
13. The County shall require development in new development areas to be phased in a manner that ensures a balance between the land use and transportation infrastructure at each stage of development. Transportation infrastructure includes roadways, intersections, interchanges, bikeway and pedestrian facilities, and transit facilities (e.g., turn-outs, shelters, storage and maintenance buildings, parking areas for transit and car-pooling, and mode transfer facilities.)
14. The County shall encourage the use of appropriate new technologies (e.g., telecommuting, traveler information systems, alternative-fuel vehicles, and continuous monitoring systems) in new development areas.
15. Road systems within new development areas shall provide links to internal commercial core areas without requiring the use of an adjacent arterial, thoroughfare, or state highway.
16. In conjunction with the processing of a GPA application for development located within the future study area, the County will enter into an agreement with the adjoining city that would specify acceptable levels of service (including police, fire, park programs, etc.) and measures to mitigate impacts to municipal facilities (transportation, circulation, parks, libraries, etc.).

The determination of the impact of development on an adjoining city shall consider the fiscal effects of such development based on a fiscal analysis prepared as a part of the General Plan Amendment proposal. Costs and revenues to both the City and County, resulting from a project, shall be considered in such an analysis.



APPENDIX A **HOLDING CAPACITY OF THE GENERAL PLAN**

Land Use Designation	Acres	Minimum Lot Area		D. U. per Acre		Maximum Non-Res. FAR	Potential Lots		Total Potential Units		Square Ft.
		Min.	Max.	Min.	Max.		@Min. Lot Area	@Max Lot Area	@Min DU/Acre	@Max DU/Acre	
10 Acre Agriculture	24250.4	10	None	0	0.10	0.25	2425	N/A	0	2425	N/A
20 Acre Agriculture	32810.2	20	None	0	0.05	0.25	1641	N/A	0	1641	N/A
40 Acre Agriculture	6078.6	40	None	0	0.025	0.25	152	N/A	0	152	N/A
80 Acre Agriculture	63081.6	80	None	0	0.0125	0.25	789	N/A	0	789	N/A
Subtotal Agriculture	126220.8						5006		0	5006	0
10 Acre Timberland	7199.0	10	None	0	0.10	0.20	720	N/A	0	720	N/A
20 Acre Timberland	4001.3	20	None	0	0.05	0.20	200	N/A	0	200	N/A
40 Acre Timberland	8708.2	40	None	0	0.025	0.20	218	N/A	0	218	N/A
80 Acre Timberland	460728.8	80	None	0	0.0125	0.20	5759	N/A	0	5759	N/A
Subtotal Timberland	480637.3						6897		0	6897	0
Low Density Residential	3432.7	0.23	1.00	1	5	0.30	14925	3433	3433	17163	N/A
Medium Density Residential	992.4	0.08	0.23	5	10	0.70	12405	4315	4962	9924	N/A
High Density Residential	14.0	0.07	0.23	10	21	1.05	199	61	140	293	638502
Rural Residential	26791.2	1.00	10.00	0	1	0.30	26791	2679	0	26791	N/A
Subtotal Residential	31230.3						54321	10487	8534	54172	638502
Business Park/Industrial	2046.6	0.23	None	0	0	1.80	8898	N/A	0	0	160469029
General Commercial	124.3	0.11	None	21	21	2.00	1130	N/A	2609	2609	10824660
Tourist Commercial	129.7	0.14	0.46	11	21	0.80	927	282	1427	2724	4520483
Subtotal Comm./Indust.	2300.6						10954	282	4036	5333	175814171
Open Space	1006.3	5	None	0	0	0.02	201	N/A	0	0	N/A
Recreation	768.0	1	None	1	1	0.30	768	N/A	768	768	N/A
Subtotal OS/Rec.	1774.3						969	0	768	768	0
Subtotal Gen. Plan Land Use Diag.	642163.2						78147	10769	13339	72176	176452674
Community Plan Areas	213750.0	See the applicable Community Plans									
Unincorporated Total	855913.2										
Cities	46139.9	See the applicable City General Plans									
COUNTY TOTAL	902053.1										